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Bank of America, N.A., as sucessor by merger
to BAC Home Loans Servicing, LP f/k/a
Countrywide Home Loans Servicing, LP*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BANK OF AMERICA, N.A., as successor by
merger to BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING, LP

Plaintiff,

v.

SOUTHERN HIGHLANDS COMMUNITY
ASSOCIATION; SFR INVESTMENTS POOL 1,
LLC; and ALESSI & KOENIG, LLC;

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

Counter/Cross Claimant,

v.

BANK OF AMERICA, N.A., as successor by
merger to BAC HOME LOANS SERVICING, LP
f/k/a COUNTRYWIDE HOME LOANS
SERVICING, LP; and ALEJANDRO FRAGOSO,
an individual,

Counter/Cross Defendants.

Case No.: 2:16-cv-00316-RFB-DJA

**STIPULATION AND ORDER OF
DISMISSAL OF BANK OF AMERICA,
N.A.'S CLAIMS AND SFR INVESTMENTS
POOL 1, LLC'S COUNTERCLAIMS AND
TO RELEASE LIS PENDENS**

Plaintiff and counter-defendant Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing LP (**BANA**), defendant Southern Highlands Community Association and defendant, counterclaimant and cross-claimant SFR Investments Pool 1, LLC (**SFR**) stipulate to dismiss, with prejudice, (1) BANA's claims against all defendants and (2) SFR's counterclaims against BANA, each party to bear its own attorneys' fees and costs. This stipulation leaves SFR's cross-claim against cross-defendant Alejandro Fragoso as the only remaining claim in this case, which is subject to a pending unopposed motion for default judgment [ECF No. 91].

BANA and SFR further stipulate the lis pendens recorded with the Clark County Recorder on February 18, 2016, as Instrument No. 20160218-0001074, in relation to this action is release. The release affects title to the real property legally described as:

PARCEL ONE:

LOT 50 IN BLOCK 1 OF PARCEL 237 AT SOUTHERN HIGHLANDS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 108 OF PLATS, PAGE 60 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED MAY 15, 2003 IN BOOK 20030515 AS INSTRUMENT NO. 1362, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND USE AND ENJOYMENT AND PUBLIC UTILITIES ON, OVER AND ACROSS THE PRIVATE STREETS AND COMMON AREAS ON THE MAP REFERENCED HEREINABOVE, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE,

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and more particularly described in the official records of Clark County as A.P.N. 177-31-815-050.

DATED this 7th day of December, 2020.

AKERMAN LLP

KIM GILBERT EBRON

/s/ Scott R. Lachman

/s/ Diana S. Ebron

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Bank of America, N.A., as successor by merger

to BAC Home Loans Servicing, LP f/k/a

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Countrywide Home Loans Servicing, LP

cross-claimant SFR Investments Pool 1, LLC

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Community Association

IT IS SO ORDERED:



RICHARD F. BOULWARE, II

United States District Judge

DATED this 8th day of December, 2020.

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